When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-13687-RL-s

Karen Johnson Davidson County
Batch# 704186 DEEDWARR
08/25/2021 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210825-0114861

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Katherine Smith
Affiant

RONETTA SUE LAMB-CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this the 20th day of August, 2021.

Notary Public
My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Deborah S. Ruff 8552 Beautiful Valley Drive Nashville, TN 37221	Deborah S. Ruff 8552 Beautiful Valley Drive Nashville, TN 37221	126 14 0A 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Moran Coxon, a widower, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Deborah S. Ruff, an unmarried woman, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Lot 1, Travis Trace Subdivision, Phase IA, as shown on plat of record in Instrument No. 20141016-0095781, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Moran Coxon and Mary L. Coxon, husband and wife, by Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company of record in Instrument No. 20150515-0044899, in the Register's Office of Davidson County, Tennessee, dated May 14, 2015 and recorded on May 15, 2015. Mary L. Coxon, having since passed on April 11, 2020, leaving her husband, Moran Coxon as surviving tenant by the entirety.

This is improved property located at: **8552 Beautiful Valley Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of August, 2021.

GRANTOR:

Moran Coxon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Moran Coxon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of August, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, **KATHERINE B. SMITH**, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 20, 2021

Kathy Smith
Affiant Signature

8/25/21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this August 25, 2021

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

